




PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

## CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD · 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 · FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

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**To:** Honorable Mayor and City Council   
**From:** Scott L. Ingalls, AICP, Development Coordinator  
**XC:** George Purefoy, City Manager  
John Lettelleir, AICP, Director of Planning & Development  
**Date:** December 10, 2008  
**Subject:** Planning & Zoning Commission Site Plan and Plat Approvals

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In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to the Planning & Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their December 9, 2008 meeting. Chairman Dave Wilcox was absent.




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December 10, 2008

**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Site Plan & Final Plat:** Volvo of Frisco – 121 HC Addition, Block A, Lot 2  
(SPFP08-0038)

**Owner(s):** 121 HC Partners, L.P.

**Description:**

An automobile sales/leasing (new) building on one lot on 11.2± acres, on the northwest corner of State Highway 121 and Hillcrest Road. Zoned Highway with an Specific Use Permit (S-94) for Automobile Sales/Leasing (New). Neighborhood #28.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Site Plan

1. TxDOT approval of access to State Highway 121.
2. Staff approval of the façade plan.
3. Staff approval of the landscape plan.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

This plat will expire on 06-09-2010,

**SM/kj**

cc:	Robert Holcomb	Johnathon Hake		
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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December 10, 2008

**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Preliminary Site Plan &**

**Conveyance Plat:** Volvo of Frisco – 121 HC Addition, Block A, Lots 1-6  
(PSPCP08-0011)

**Owner(s):** 121 HC Partners, L.P.

**Description:**

Five retail buildings and one automobile sales/leasing (new) building on six lots on 25.9± acres on the northwest corner of State Highway 121 and Hillcrest Road. Zoned Highway with an Specific Use Permit (S-94) for Automobile Sales/Leasing (New). Neighborhood #28.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Preliminary Site Plan:

1. Staff approval of the preliminary façade plan.
2. TxDOT approval of access to State Highway 121.

Conveyance Plat:

As submitted.

This plat will expire on 06-09-2010.

**SM/kj**

cc:	Robert Holcomb	Johnathon Hake		
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
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December 10, 2008

**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Revised Conveyance Plat:** Univest Addition, Block A, Lots 1 & 2 and Block B,  
Lot 1 (CP08-0012)

**Owner(s):** The Rudman Partnership & Texas Univest-Frisco,  
LTD.

**Description:**

Three lots on 20.5± acres on the southeast and southwest corners of Lebanon Road and Gaylord Parkway. Zoned Planned Development-111-Multi-Family, Planned Development-120-Commercial-1, and Planned Development-118-Commercial-1. Neighborhood #31.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item as submitted.

This plat will expire on 06-09-2010.

**SM/kj**

cc:	Allen Kohl			
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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December 10, 2008

**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Revised Conveyance Plat:** North Tollway Center, Block A, Lot 1 (CP08-0013)  
**Owner(s):** Rudman Partnership

**Description:**

One lot on 45.9± acres on the southwest corner of John Hickman Parkway and the Dallas North Tollway. Zoned Planned Development-30-Business Center. Neighborhood #31.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item as submitted.

This plat will expire on 06-09-2010,

**SM/kj**

cc:	Justin Donaldson			
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
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December 10, 2008

**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Final Plat:** Shaddock Creek Estates, Phase 4B (FP06-0028)

**Owner(s):** Shaddock Developers, LTD

**Description:**

75 Single Family-4 lots, 18 Single Family-5 lots and one open space lot on 26.5± acres on the west side of Legacy Drive, 400± feet south of Andrew Lane. Zoned Single Family-4 and Single Family-5. Neighborhood #45.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to additions and/or alterations to the engineering plans as required by Engineering Services.

This plat will expire on 06-09-2010.

**SM/kj**

cc: Justin Donaldson  
Mack Borchardt  
Mike Crain  
Jeff Maxwell  
Michelle Ortega

Cissy Sylo  
Umberto Allori  
Michele Wood

Steve Covington  
Jim Cottone  
Diana Torres

Phillip Climer  
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**TO:** Applicant

**FROM:** Scott L. Ingalls, AICP   
Development Coordinator

**SUBJECT:** Results of the Planning & Zoning Commission, December 9, 2008

**Final Plats (2) & Revised**

**Conveyance Plat:** Frisco MarketCenter (SPFP07-0060)

**Owner(s):** Newmarket Lodging, LLC & Main Tollway Investments, L.P.

**Description:**

One retail/office building and an indoor amusement center on 17 lots on 81.4± acres, on the northwest corner of Main Street and the Dallas North Tollway. Zoned Planned Development-215/Retail/Office-2/Multiple Family-1. Neighborhood #46.

**APPROVED:** 5-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**ACTION:**

The Planning & Zoning Commission approved the item subject to:

Final Plat (Lot 2) and Revised Conveyance Plat (Lot 14)

Additions and/or alterations to the engineering plans as required by Engineering Services.

Final Plat (Lot 14)

Additions and/or alterations to the engineering plans as required by Engineering Services.

Revised Conveyance Plat (Lots 3-13 & 15-18)

Additions and/or alterations to the engineering plans as required by Engineering Services.

This plat will expire on 06-09-2010,

**SM/kj**

cc:	J. Larry Rutherford	Kevin Gaskey		
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			